



55 Queens Road

Exeter, EX2 9EW

GUIDE PRICE: £425,000 - £450,000. An exciting opportunity to acquire this extended 3 double bedroom detached bungalow situated on the level in a sought after residential area. The property is part way through being restored and refurbished and new owners will have the opportunity to complete the improvements to their own standard of specification and interior design.

The rear extension has created striking open-plan living accommodation and a third bedroom/study providing the property with spacious and versatile accommodation for the active retired or families seeking a quiet location within a few minutes easy walking distance of Pince's Gardens Pleasure Ground. The bungalow has the added attraction of having a dual driveway entrance either side of the front garden offering the potential to have a drive in, drive out arrangement if desired. A private patio style garden lies to the rear and there is generous off road parking for several vehicles. A detached garage stands at the end of a long driveway.

The property is also well located within easy access of local amenities and main transport links including the A.30, M5 and A.38 Plymouth Expressway.

Strong interest anticipated and early viewings recommended.

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- NO ONWARD CHAIN
- Open-Plan Kitchen/Diner/Family Room
- Front & Rear Gardens
- Near 'Pince's Gardens' Pleasure Ground
- Entrance Hall
- 3 Double Bedrooms & Bathroom
- Dual Driveway Entrances
- Lounge
- Gas Central Heating & uPVC Double Glazing
- Off Road Parking for Several Vehicles

Entrance Hall

Lounge

17'11" x 12'9" (5.47m x 3.90m)

Kitchen/Dining/Family Room

Kitchen Area

22'8" x 8'11" (6.92m x 2.73m)

Dining Area

11'11" x 9'1" (3.64m x 2.77m)

Family Room Area

9'10" x 9'3" (3.02m x 2.83m)

Bedroom 3

11'9" x 9'9" (3.60m x 2.98m)

Inner Hallway

Bedroom 1

11'8" x 11'2" (3.57m x 3.42m)

Bedroom 2

10'9" x 10'7" (3.28m x 3.25m)

Bathroom

5'11" x 5'5" (1.81m x 1.66m)

Gardens & Parking

Garage

23'0" x 8'11" (7.02m x 2.74m)



Directions



Floor Plan



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